

# BIG DEAL ON FOR N.Y. CENTRAL'S LAND

Corporation Formed, Likely to Improve Plot on Vanderbilt Avenue.

## NEW WEST END FLAT

Another big operation on New York Central Railroad property just north of Grand Central Station is under way. What it is to be none of the principals would say yesterday, but it is presumed to have to do with one of the new blocks front on Vanderbilt avenue that will be made by the extension of that avenue south of 42d Street. The reason given yesterday for not divulging the details was that the transaction has not yet been completed. Dr. Charles V. Paterno, C. Augustus Meler and Arthur T. Brown are named as the principals in the deal. They have formed the Vanderbilt Avenue Realty Corporation, with a capital of \$2,500 to carry out their plan. Dr. Paterno is well known West Side apartment house builder, and Mr. Meler and Mr. Brown were associated with S. Fullerton Weaver in arranging the details of the big apartment structure under construction on railroad land on the west side of Park avenue from Fifty-fifth to Fifty-eighth streets. It is understood that the new company will lease one of the remaining railroad plots and improve it with a tall apartment building.

## NEW WEST END APARTMENT

Samuel S. Hess and associates in the Coast Construction Company have bought the property at 584 and 586 West End avenue at a site for an apartment house, plus a plot of land on the stone. The deal is understood to have been closed yesterday. Two story stone and basement dwellings cover the site, which is 40 feet wide and 100 feet deep. Two similar dwellings to the south separate the property from Eighty-eighth street. On the other side of the street, with 25x50 feet, is a three story stone. These properties make a plot on the southeast corner of Park avenue and Seventy-fifth street, a three story stone. The new owners, several apartment buildings, who are the buyer, have gone into the building. To make this more certain is accomplished by the first another feature of the law as amended is for completing building operations, which have got into financial difficulties. It has been my experience that after mechanics' liens have been filed it was a difficult matter to get concerned action among all the lenders and judgment creditors looking toward the removal of the liens and judgment creditors necessary to insure completion of the operation. It has often happened that a few of the creditors in the hope that the majority would buy them off have refused to enter into any plan for the completion of the building, and sometimes even one such creditor by insisting on his priority would buy out such plan.

The new law provides a workable method whereby any building operation which gets into difficulties can be completed by 75 per cent in amount of mechanics' lien creditors, be completed without interference from other liens.

## TO IMPROVE EAST SIDE HOUSE

Mrs. Elizabeth Schermerhorn Dorie of Paris, France, who recently purchased from Mrs. A. J. Onderburgh the four story and basement dwelling at 55 East Seventy-fifth street, will add \$10,000 to the building into one of the American apartment type for her own occupancy. Worthington Whitehouse and Seton Henry and Douglas Gibbons were the brokers in the deal. John J. Kavanaugh represented the seller.

## PLAN MORE UPTOWN FLATS.

The Elbow Housing Company, which recently acquired from the Henry Merchant Company the plot 5049.9X on Audubon Avenue at the northeast corner of Audubon and Croton street, at 165th street, will improve it with a five story apartment house.

## FLATS IN OLD DWELLING.

Plans have been prepared for making over old dwellings on plots 512 and 513, 119 West Twenty-fourth street, three old dwellings on plots 548X.9. It is the intention of the buyers to erect a six story apartment house, the sellers purposing to sell the last month. This is the third apartment building operation planned in the old Chelsea section in recent weeks. William Lustgarten is having plans prepared to improve the former Longstreet property at 115 to 119 West Sixtieth street with three houses, and Arthur H. Rodger three more structures, one at 257 to 261 West Fifteenth street and the others at 244 to 248 West Fifteenth street.

**DWELLING DEAL IN HARLEM.**

James E. Barry of Knapp & Watson Company has sold to J. Romaine Hayes 107 West 129th street, a two story flat, on lot 259.9X, near Lenox Avenue, to a client for investment.

**TIFFANY STREET—Henry Morganthau Company has sold 928 Tiffany street, a four story apartment house, plot of 38X110, to an investor. Louis Siegel was the broker in the transaction.**

**MOUNT VERNON AVENUE—Nothing** Bros. have sold to Bruce Imay of San Francisco to a builder the triangular corner plot at Mount Vernon and Kingsbridge Park, the plot of 40x100x regular.

**EAST 14TH STREET—Kurt & Uren** have sold for a client's vacant plot of land 100x100 on the north side of 146th street, 200 feet east of St. Ann's Avenue, to the Ensign Improvement Company, who will improve the property by the erection of two five story tenements.

**BIG DEAL IN BROOKLYN.**

Half the block on the north side of Broadway between Gates Avenue and Palmetto street, Brooklyn, owned by Mrs. Helen Malone of Manhattan, was sold to the developer, the W. H. Beatty Company, and in the early autumn turned over to Mrs. Malone six farms, comprising about 335 acres, near Westbury, L. I. The Broadway property has a frontage of 100 feet on that street and so feet on Palmetto street. On it stand five four story buildings. It is believed that the developer's business section and was valued at \$7,000. The land at Westbury included the David Cowan, Ebenezer Williams, R. W. Stothoff, Solomon Jackson, Thomas H. Bacon and Henry Kuhl farms on the Jericho turnpike and the Brush Hill roads.

**THE GOLDEN GATE COMPANY** has sold for Silas A. Hyman Horowitz plot on the north side of Eleventh street 90 feet west of Fifth avenue; a plot 20x100 on the west side of Fifth avenue between Seventy-ninth and Eighth streets, and lot 20x100 on the west side of Seventy-ninth street 100 feet west of Eleventh street.

**S. E. Green & Co.** have sold the sixteen family apartment at 1557 Bergen street for Mrs. E. Kromloch to a client; a eight family apartment at 317 Third Avenue to the Co-Operative Home for Women for a period of five years from October 1 at an aggregate rental of \$16,500.

Paul J. Meenan has leased the fourth floor at 22 West Forty-seventh street, the tenant is M. C. Rock, a tailor.

**WILLIAM H. ARCHIBALD** has rented for Robert A. Pease the two four story houses at 316 and 318 East Twenty-third street, adjoining the south east corner of Forty-eighth street for A. Weing to the Silver Lunch Company for a period of twenty-one years with the usual renewals. The aggregate rental is \$20,000. The Silver company is going to erect a six story commercial building and use the ground floor for a restaurant. Harold Davis commented the deal.

Pease & Elliman have leased the parlor floor at 22 West Forty-seventh street, the tenant is M. C. Rock, a tailor.

**LAWSON ISLAND RAILROAD COMPANY**, the largest island railroad company from Florida to the Arctic, has a valuable water front property at Long Island City on the East River near the mouth of Newtown Creek, with a frontage of 100 feet west of Front street, 100 feet south of West First street, running along the north side of Front street, 100 feet south of the East River, extending from a point of granite, the latter head line and extending along the water line north 100 feet, thence eastward again to Front street. The plot is now occupied by the Yellow Pine Company. The water front is bulkheaded. The property adjoins the Long Island passenger yard of the Long Island railroad. It will eventually be used for terminal purposes by the railroad company.

**RICHMOND BUNGALOW SITES.** Cornelius G. Koff has sold two lots at Great Kills Park, Great Kills, Staten Island to Mrs. Shirley Rivers, to whom he has sold the three story dwelling at 231 West Thirty-sixth street to Alice Payne for one year.

**TAKING HOMES IN COUNTRY.** John Wolf has sold for Orlando J. Delaney to Frederick T. Steinway a home containing over 10,000 square feet adjoining his residence in Kensington.

**ADS TO KENSINGTON PLOT.** John Wolf has sold for Orlando J. Delaney to Frederick T. Steinway a home containing over 10,000 square feet adjoining his residence in Kensington.

**SAINTED MECHANICS LIENS.** Washington, D. C. Sam Schlesinger art. Nov. 22, 1915, to George H. Miller, Inc., owner of John F. Murphy, Inc., 300 Madison Avenue, New York, N. Y. \$100,000.

**12TH ST. 110 E.—Henry F. Eschenbacher & Sons Nichols, Inc., May 5, 1915, \$102,000.** Art. Feb. 1916, to George H. Miller, Inc., architect's office, Inc., 300 Madison Avenue, New York, N. Y. \$100,000.

**12TH ST. 122 E.—F. W. Westernberg, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 123 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 124 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 125 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 126 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 127 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 128 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 129 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 130 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 131 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 132 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 133 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 134 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 135 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 136 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 137 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 138 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 139 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 140 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 141 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 142 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 143 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

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**12TH ST. 157 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

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**12TH ST. 166 E.—John F. Murphy, Inc., May 20, 1915, to Frank M. Powell, Inc., 101 Clinton St., Brooklyn, N. Y. \$100,000.**

**12TH ST. 167 E.—John F. Murphy, Inc., May 2**